

FOR SALE

Asking Price £160,000 Leasehold



87 Fairwood Road, Fairwater, Cardiff. CF5 3QF

- FIRST FLOOR MAISONETTE
- 2 DOUBLE BEDROOMS
- SHARED REAR GARDEN
- MODERN FITTED KITCHEN
- SPACIOUS BATHROOM
- GENEROUS LIVING ROOM
- LOFT STORAGE SPACE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LEASEHOLD



PROPERTY DESCRIPTION

FIRST FLOOR MAISONETTE - 2 DOUBLE BEDROOMS - MODERN FITTED KITCHEN - SPACIOUS BATHROOM - GENEROUS LIVING ROOM - LARGE LOFT SPACE FOR STORAGE - SHARED REAR GARDEN - uPVC DOUBLE GLAZED WINDOWS - GAS CENTRAL HEATING - LEASEHOLD (104 YEARS REMAINING) MR HOMES are delighted to represent our client in bringing to market FOR SALE this 2 double bedroom first floor maisonette situated in a quiet and peaceful neighbourhood. This a bright and airy property with a modern kitchen bosting high-end appliances and lovely relaxing bathroom with plenty of storage space. The living room is generous enough for a large corner sofa and space for a dining table and chairs for entertaining friends and family. The property also benefits from a shared rear garden, a large space laid to lawn which means you can take full advantage of long summer nights. There is also gas central heating and uPVC double glazing throughout and a generous loft space for storage. The property is leasehold and benefits from a long lease with 104 years remaining. Popular Llandaff High Street is just 1 mile from the property with its independent shops, restaurants and bars/public houses. The property is ideally located for public transport links with local trains stations under a ten-minute walk, Danescourt is less than half a mile to the north and Fairwater less than half a mile to the south. Local amenities of Pwllmelyn Road including a local stores is only a 5-minute walk from your front door. Tenure: Leasehold (125 Years from 01/01/2005) EPC Rating: C Council Tax Band: C Mains Electricity and Gas. Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage. FREE MORTGAGE ADVICE AVAILBALE FROM INDEPENDENT SPECIALISTS

INFIMO LTD WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Outside Front

Metal gate provides access to courtyard; external staircase rises to first floor and access to maisonette via composite front door with obscured DG panels.

Hallway

Accessed via composite front door with obscured DG panels; carpeted; radiator; cupboard housing RCD Consumer Unit; cupboard housing electricity meter; access to Kitchen, Bathroom and Living Room

Kitchen

Tiled flooring; fitted kitchen with matching wall and base units with worktops over and matching splash backs; integrated SMEG 4-ring gas hob with stainless steel splash back and SMEG extractor hood over; integrated SMEG electric fan-assisted oven; Lamona composite sink with mixer tap; integrated Kenwood fridge/freezer; space and plumbing for washing machine; uPVC DG window to rear

Bathroom

Vinyl flooring; partly tiled walls; unit housing low-level WC and sink with mixer tap; panelled bath with mixer tap and mains powered shower over; chrome ladder style radiator; storage area with integrated shelving; vent-axis extractor fan; uPVC obscured DG window to side

Living Room

Carpeted; radiator; cupboard housing gas central heating boiler: Logic Combi 35; uPVC DG window to rear; loft hatch with drop down ladder

Bedroom 1

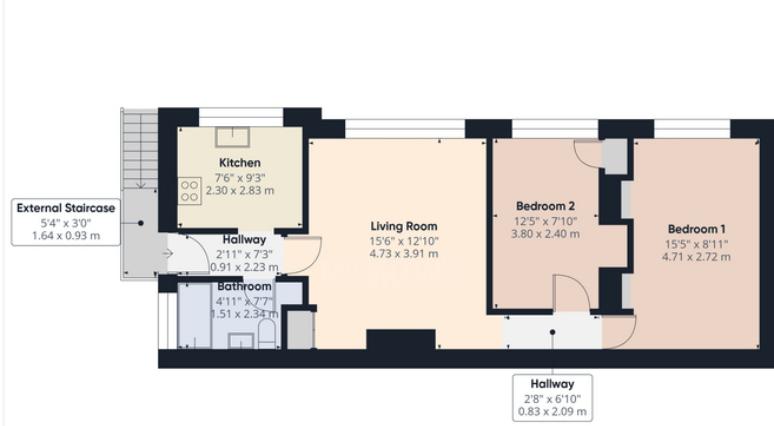
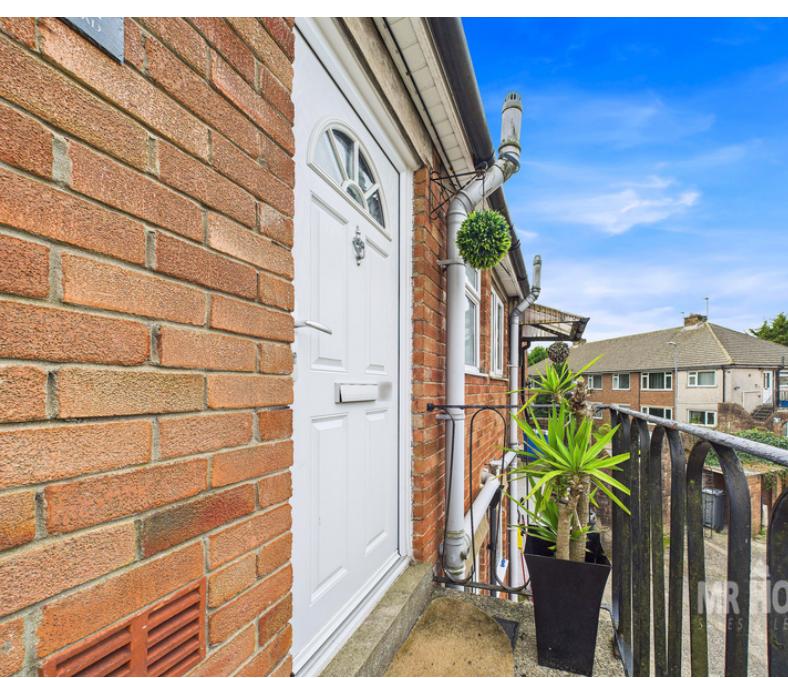
Carpeted; radiator; in-built storage/wardrobes; uPVC DG window to rear

Bedroom 2

Carpeted; radiator; in-built cupboard; uPVC DG window to rear

Rear Garden

To the rear of the property is a large garden space laid to lawn which is shared with the ground floor flat



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Not Allocated.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: C (74)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Construction Type

Standard





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	